



Office space for rent: Praha 5 - Smíchov, Nad Bertramkou
Nad Bertramkou, Praha 5

+ utilities

registration number	008416
type of contract	rent
area	130 sqm
terrace	no
available from	05.07.2026

property type	commercial
property subtype	office space
floor	lowered ground floor
PENB energy label	G

We offer for rent a newly renovated 130 sqm office space, situated on the lower ground floor of a meticulously refurbished villa with a lift, in the sought-after residential area of Prague 5 - Smíchov. The premises comprise a spacious open-plan office with connections ready for the installation of a kitchenette and direct access to a private English courtyard, providing pleasant natural light and a comfortable working environment. The space also features a bathroom with a shower and toilet. The office is accessible either via a private entrance directly from the street or conveniently by lift through the main entrance of the villa. High-quality vinyl flooring combined with ceramic tiles enhances the modern interior. The villa is located in a quiet residential neighbourhood surrounded by greenery. A bus stop is just a few minutes' walk away, offering convenient connections to Anděl metro station and the Nový Smíchov shopping centre. The city centre can be reached by car in approximately 10 minutes. On-site parking is available for an additional fee.